



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5517 47A Avenue
Red Deer, Alberta**

MLS # A2249001



\$259,900

Division:	Downtown Red Deer		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	988 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Brick/Mortar	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, stove (gas), dishwasher built-in, hood fan, blinds/window coverings, washer & dryer

TONS OF CHARACTER! This 110+ year old CHARACTER HOME is absolutely STUNNING! Loaded with cute, quaint appeal and right in the heart of Red Deer! Situated only minutes away from Downtown's life and shopping! Walking distance to many amenities, parks, river & schools, all with amazing community-orientated neighbours. Featuring many NEW WINDOWS, GUTTERS, Steel roof, upgraded 100 AMP electrical service, PAINT and more. Original HARDWOOD FLOORING DAWN both the main floor and upstairs, along with many charming touches and improvement that have been done over the years. You will love the rustic curb appeal /freshly painted picket fencing and decking. Sitting at just under 1000 square feet, this 1.5 Story home features a large main floor, top floor and storage space in the usable, but unfinished basement! Total of two spacious renovated bedrooms and a main-floor bathroom, redone kitchen, living room & dining room. Enjoy the gleaming sunlight, which pours into Main floor from welcomes you off of a porch with built in sitting cushions designed for it. From the sculptured ceilings and large windows, to the immaculately kept yard with built in fireplace, fenced with mature trees, garden boxes, decorative walkways and flower beds and.... the original HORSE-DRAWN CARRIAGE HOUSE (single car garage) at the back, this home is sure to not disappoint! Unfinished Basement except for the craft room thats floored, used as a great big storage space/ mechanical and laundry. Other updates over the years, include kitchen countertops and a metal roof . Great location with walking distance to downtown, absolutely perfect for that single, young couple or a great rental / Air BNB, don't miss your chance to own a piece of History in Red Deer, Alberta.

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